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Delta Planning Workshop Team

Curtis Fisher
Portland State University

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By: Wala Abuhejleh, Ray Atkinson, Linn Davis, Curtis Fisher

Introduction and Overview

Project Purpose

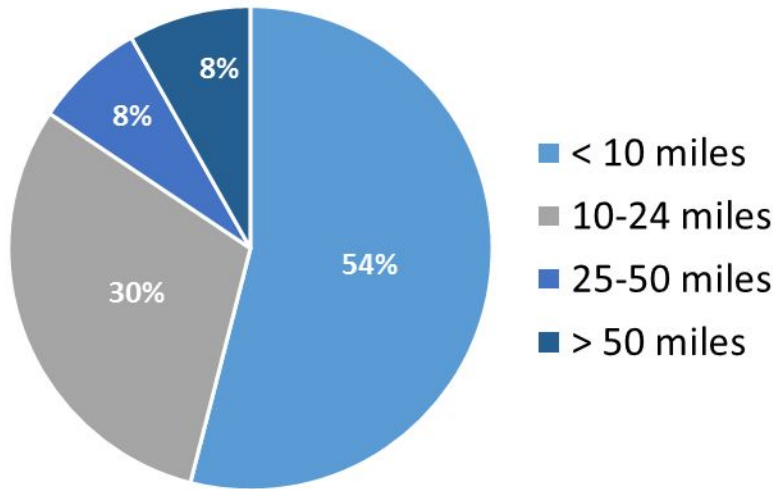
- Maximize walkability in the Tigard Triangle
- Implement Tigard Triangle Strategic Plan
- Improve livability, quality of the built environment, and support new economic development



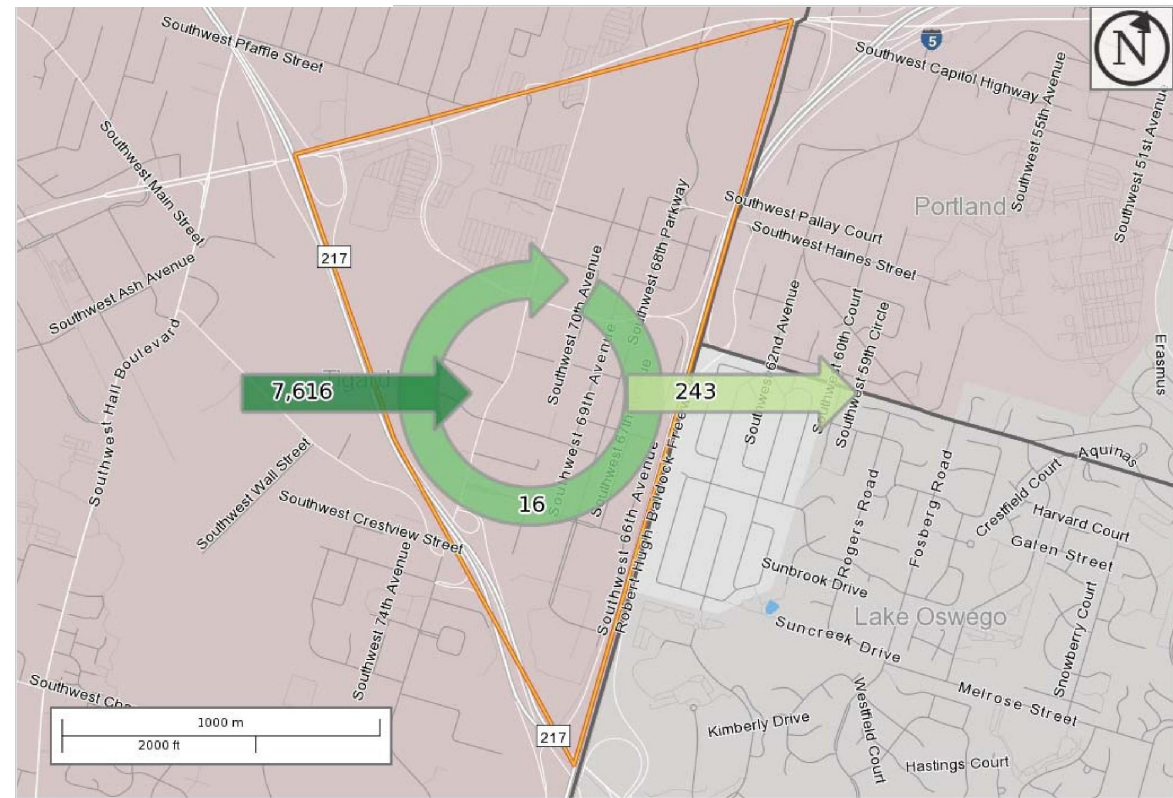
Source: Tigard Triangle Strategic Plan

Project Area

Share of Commuters
by Distance:



Job Flow:



Source: On the Map, US Census




State of Place Inventory

- *State of Place* training
- Data collection
 - 280 Data Points
- *State of Place* results
 - Walkability index score
 - Profile based on 10 urban design features
- Identify opportunities for improvements





State of Place Urban Design Categories

URBAN FABRIC

		
Form	Density	Connectivity
Streetscape continuity and enclosure (e.g. setbacks, street width, building heights)	Building compactness and height	Ease of access; lack of pedestrian barriers (e.g. six lane roads)



LIVELINESS & UPKEEP

	
Aesthetics	Personal Safety
Urban design features that make places dynamic and inviting	Features that influence perception of safety (graffiti, litter, broken windows, etc.)

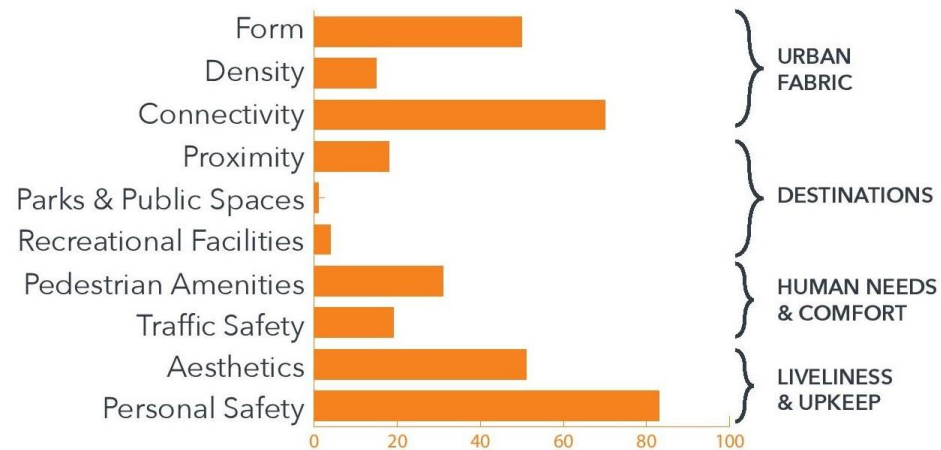
DESTINATIONS

		
Proximity	Parks & Public Spaces	Recreational Facilities
Diversity of land-use mix	Presence, quality and access to hard and soft landscape public space	Presence of outdoor and indoor physical activity facilities

HUMAN NEEDS & COMFORT

	
Pedestrian Amenities	Traffic Safety
Features that make it comfortable for pedestrians and bicyclists (sidewalks, seating, etc.)	Quality and safety of the intersection; traffic calming features

State of Place Index and Profile



State of Place Prioritization Report

Top Ranked Priorities by Goal

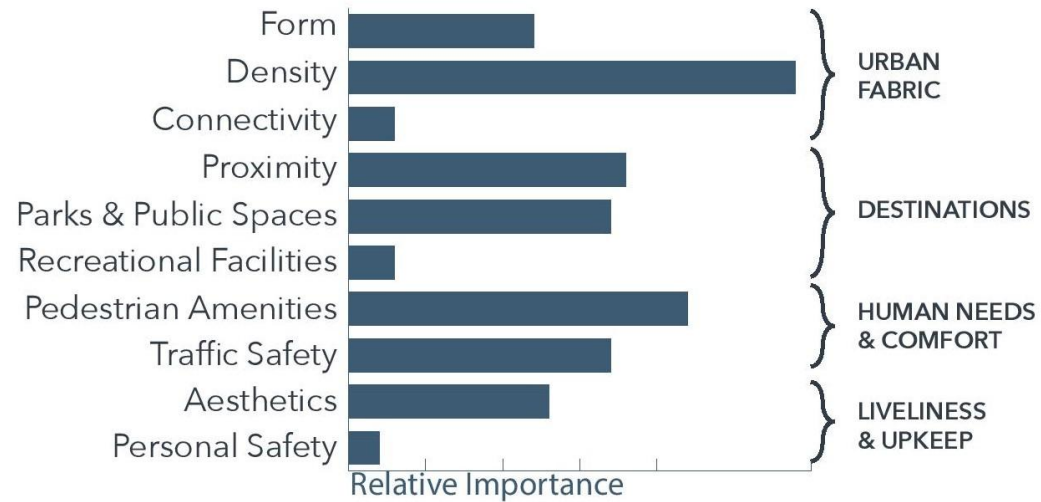
GOAL		PRIORITY
Walkability	<input type="radio"/>	Pedestrian & Bike Amenities
Office Rents	<input checked="" type="radio"/>	Aesthetics
Retail Rents	<input type="radio"/>	Pedestrian & Bike Amenities
Retail Revenues	<input checked="" type="radio"/>	Proximity
Residential Rents	<input type="radio"/>	Aesthetics
Residential For Sale	<input checked="" type="radio"/>	Pedestrian & Bike Amenities

Top Three Priorities Based on Overall Goals

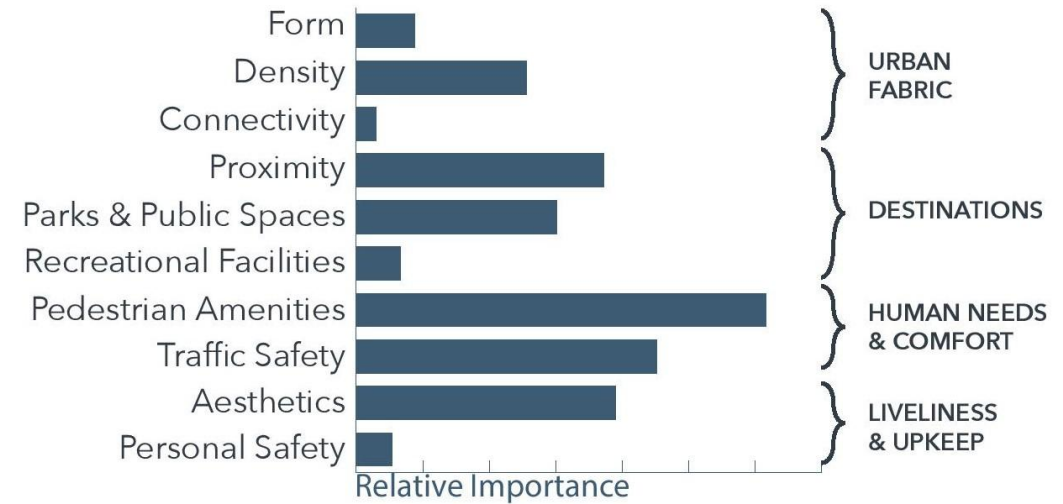
1. Pedestrian & Bike Amenities
2. Traffic Safety
3. Aesthetics

State of Place Prioritization Report

WEIGHTED BY IMPACT



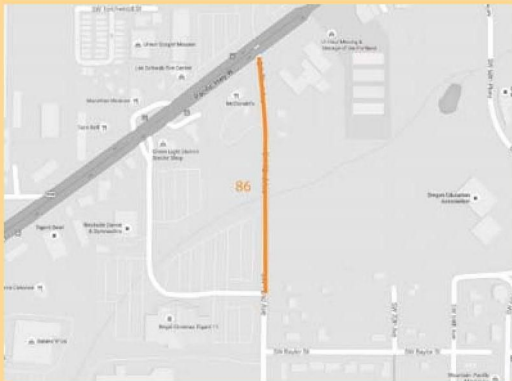
WEIGHTED BY IMPACT, GOALS & FEASIBILITY



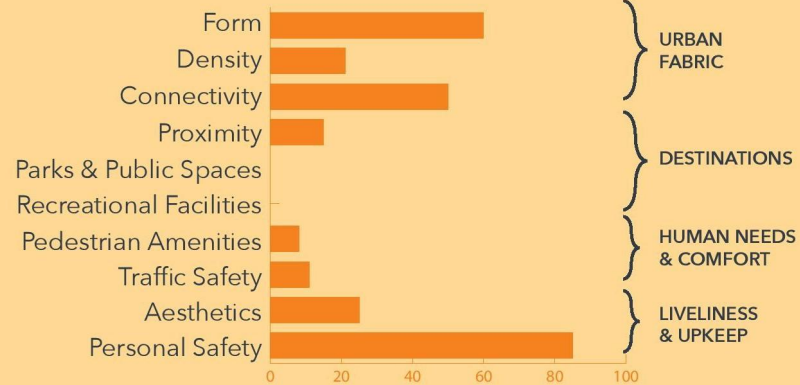
State of Place Findings

Sample Street Segment








Tigard Triangle: Segment 86 72nd @ Atlanta



State of Place Profile










Pedestrian&Bike Amenities

Feature	Description
	Midblock Crossings
	Benches
	Bike Racks
	Curbcuts
	Sidewalk Buffers
	Pedestrian Activated Signal
	Sidewalks

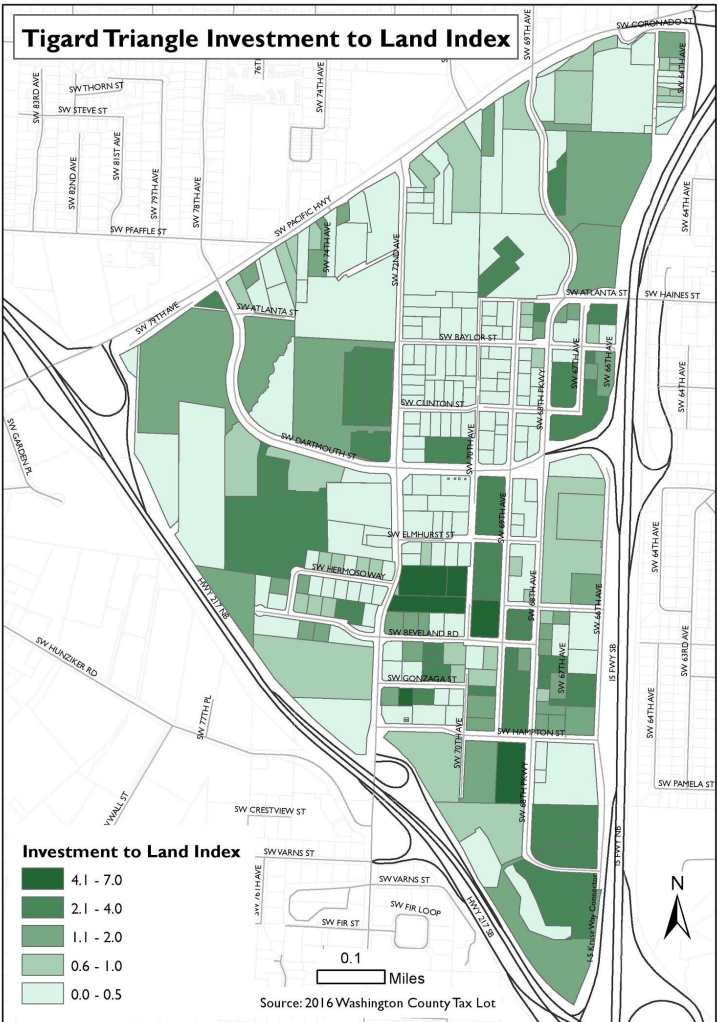
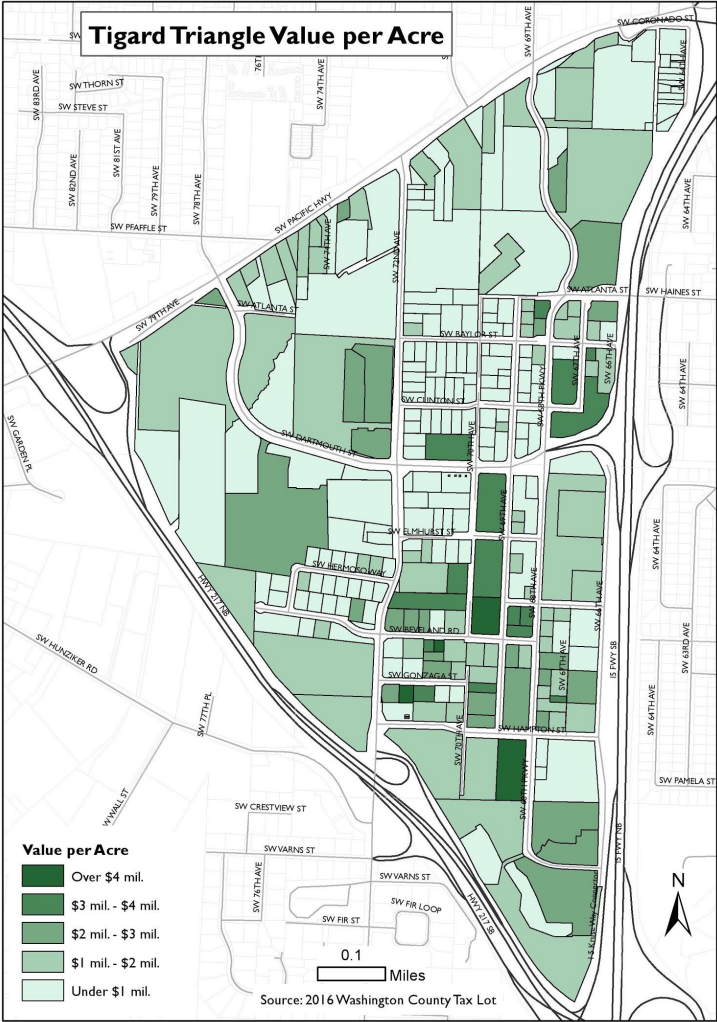
	Sidewalk Incomplete
---------------------------------------------------------------------------------------	---------------------

Traffic Safety

Feature	Description
	Pedestrian Signals
	Marked Crossings
	Angled/ On-street parking
	Convenient Crossings
	Vehicle Signals
	Safe Crossings

	Need to Increase
	Need to Minimize

Property Value Analysis



Source: 2016 Washington County Tax Lot

Community Engagement

- Surveys
- Online feedback
- City boards and commissions
- Stakeholder interviews
- Community workshop

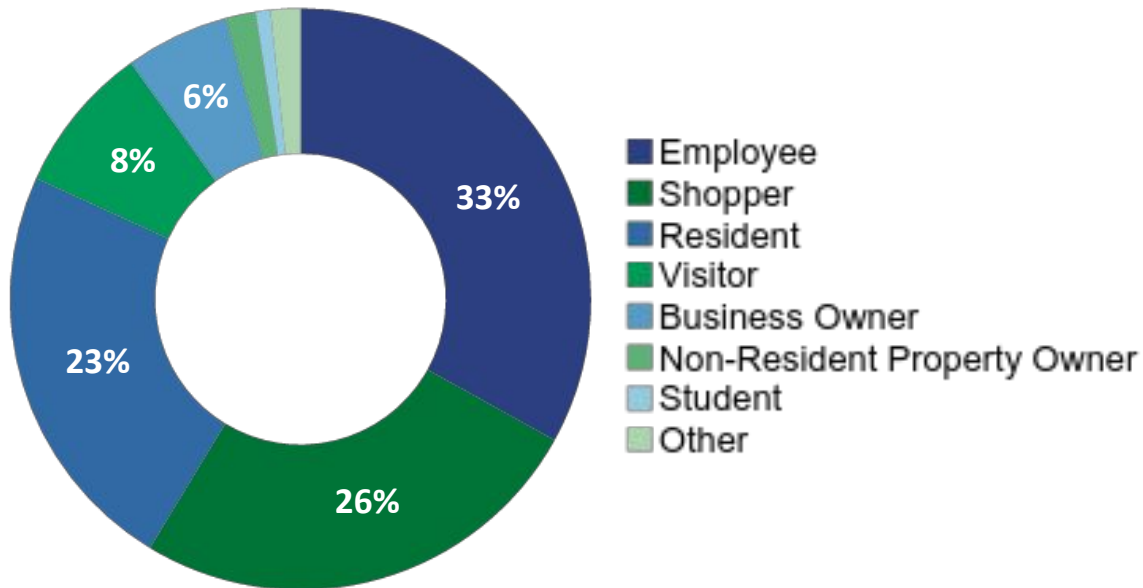


Survey Findings

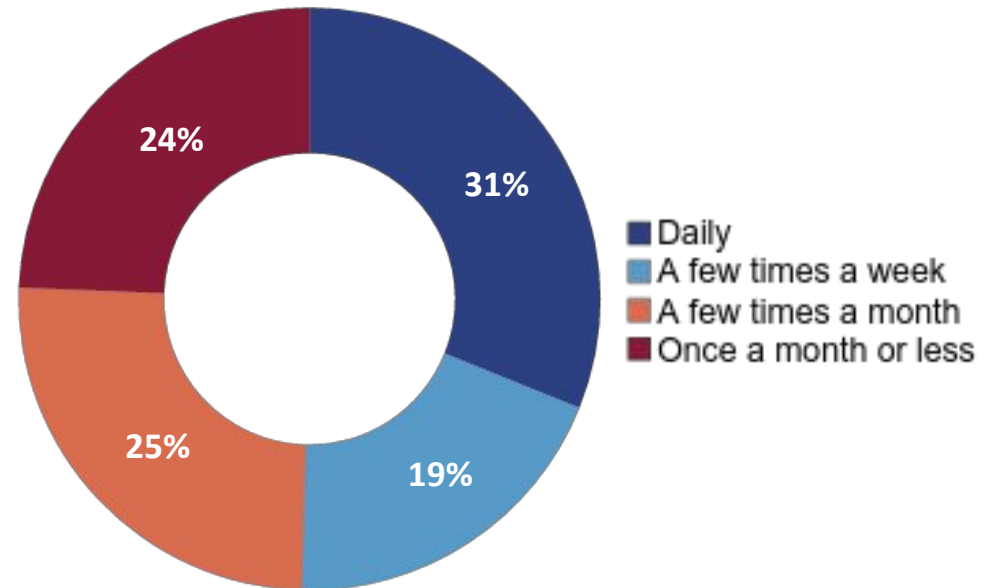
Community Survey

- 122 participants

Relationship to the Tigard Triangle



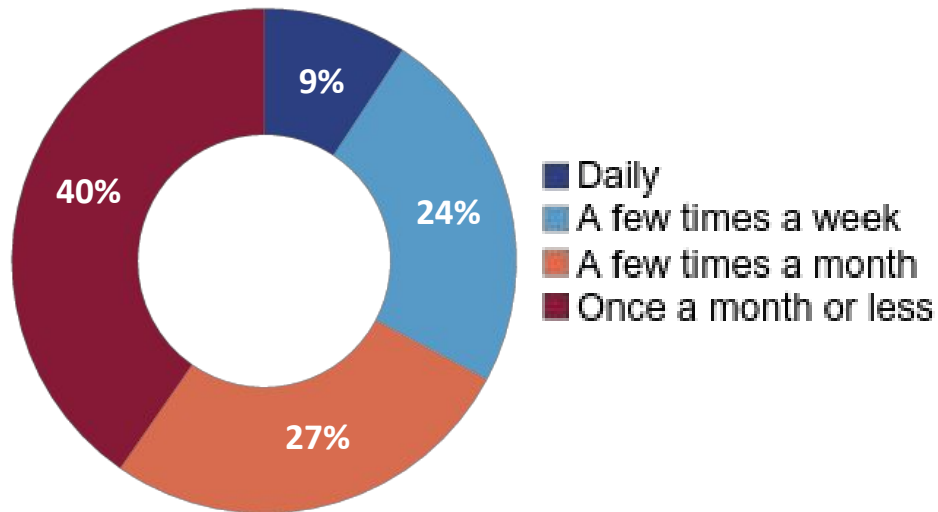
How often do you walk in the Triangle?



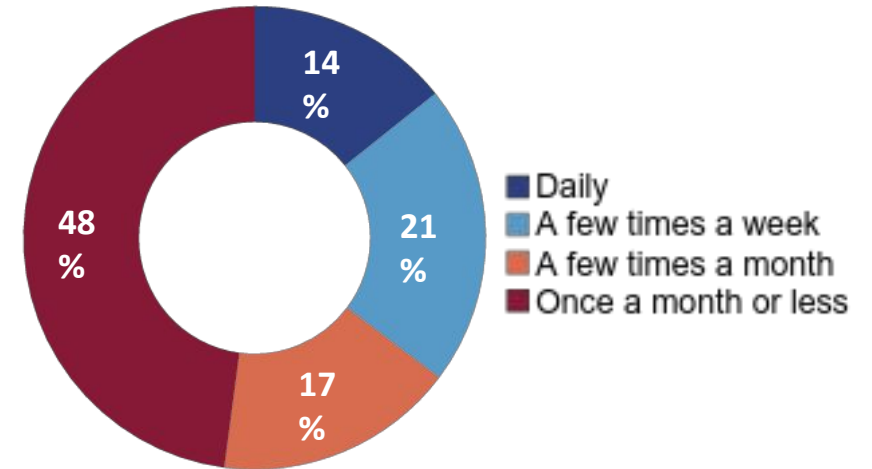
Survey Findings

How often do you walk for the purpose of ...

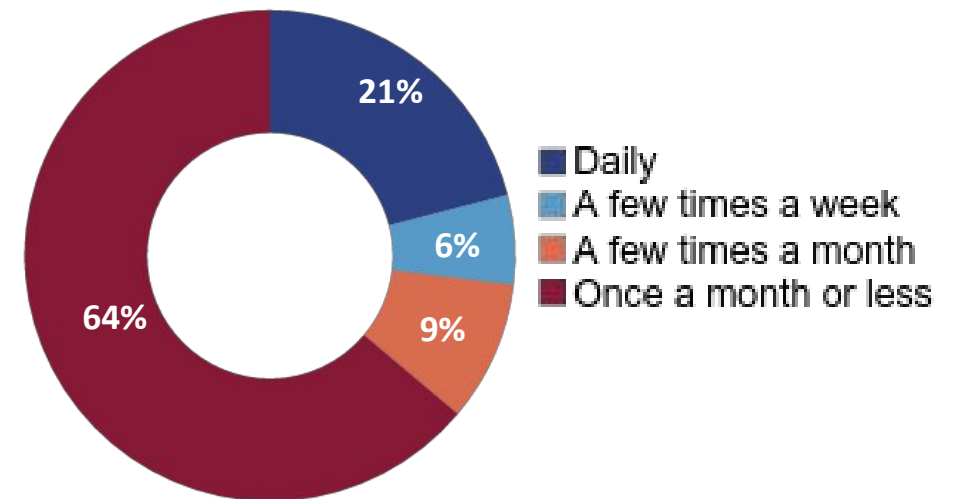
Errands or socializing?



Recreation?

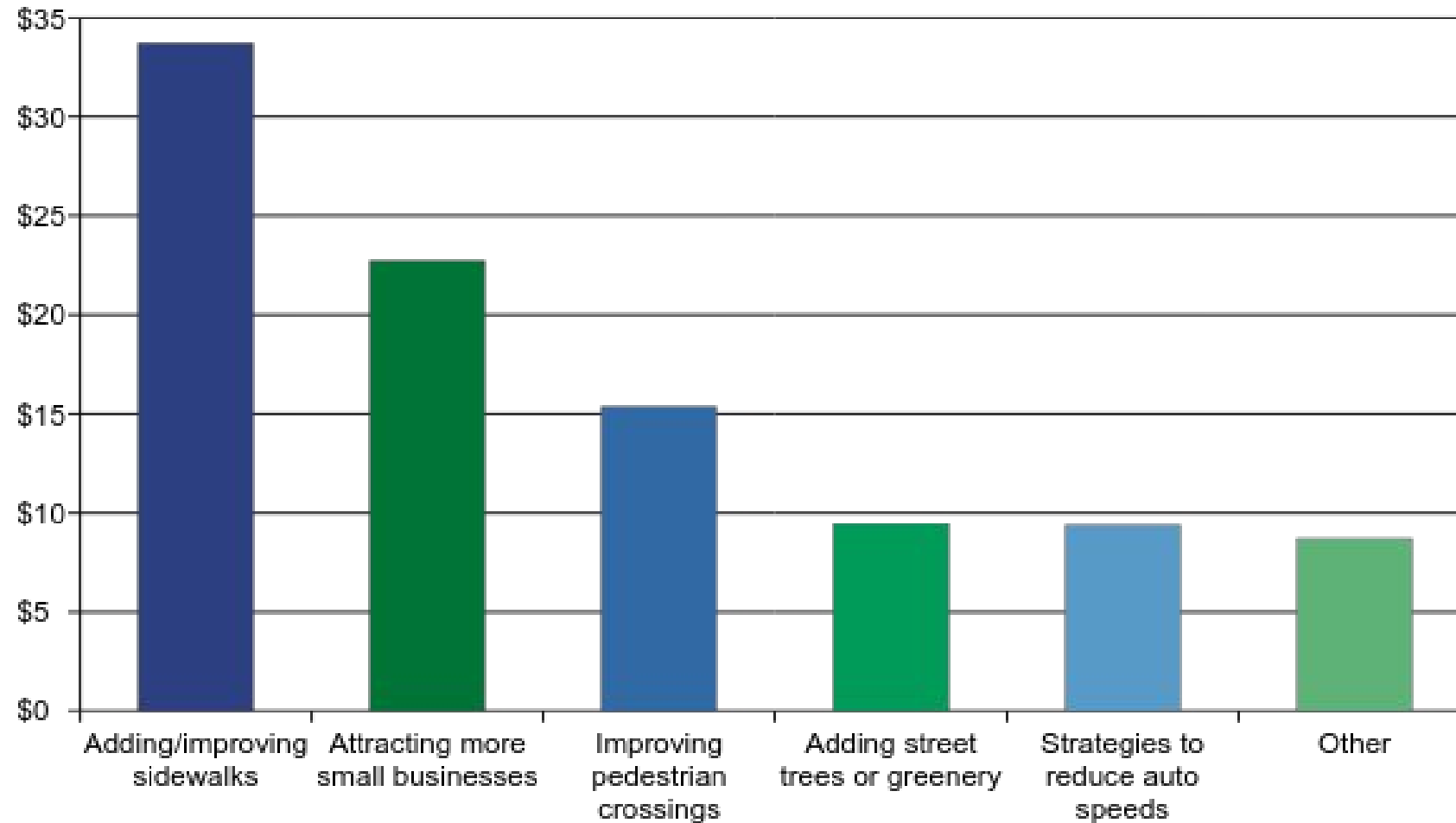


School or work?



Survey Findings

How would you spend \$100 to make walking better in the Tigard Triangle?



Survey Findings

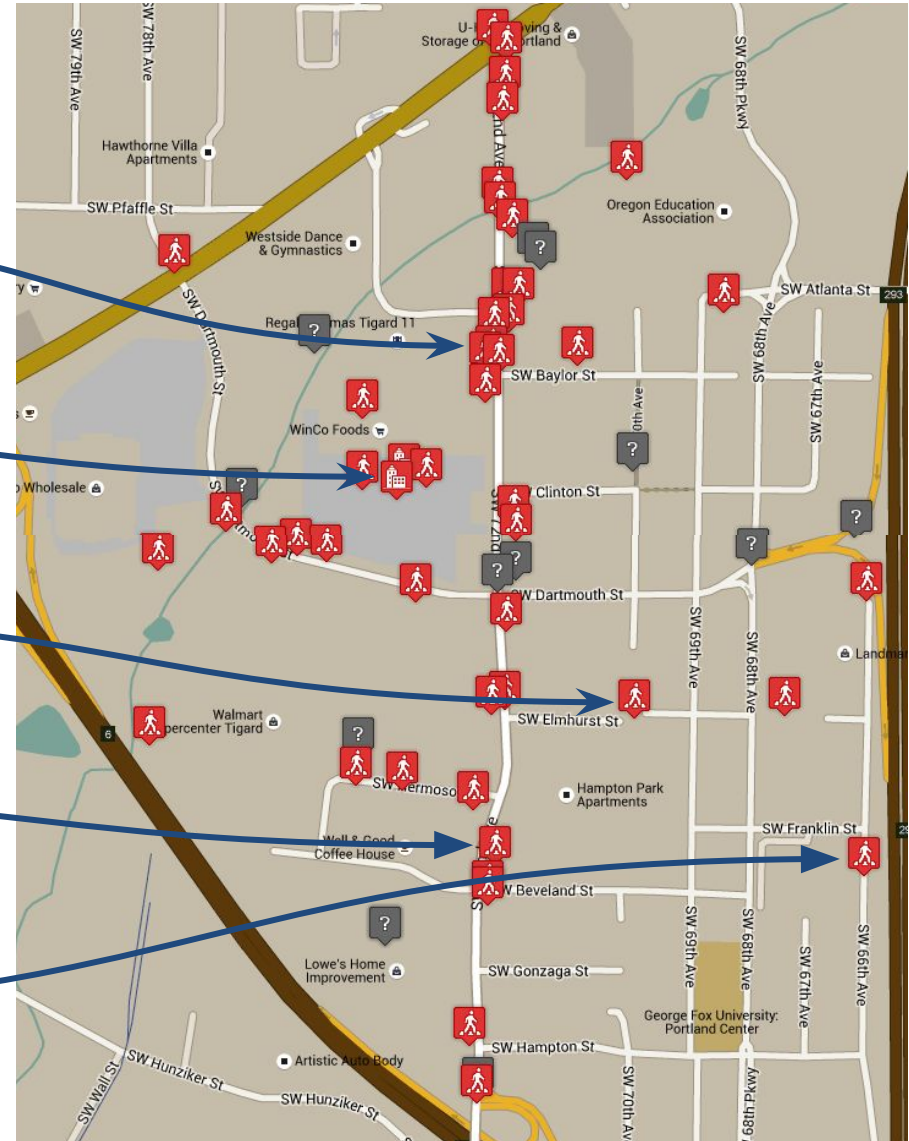
Narrow street, deep ditches,
excessive speeding, no sidewalks

Infill development here

Trail needed on SW 70th Ave.
There are zero parks in the Triangle

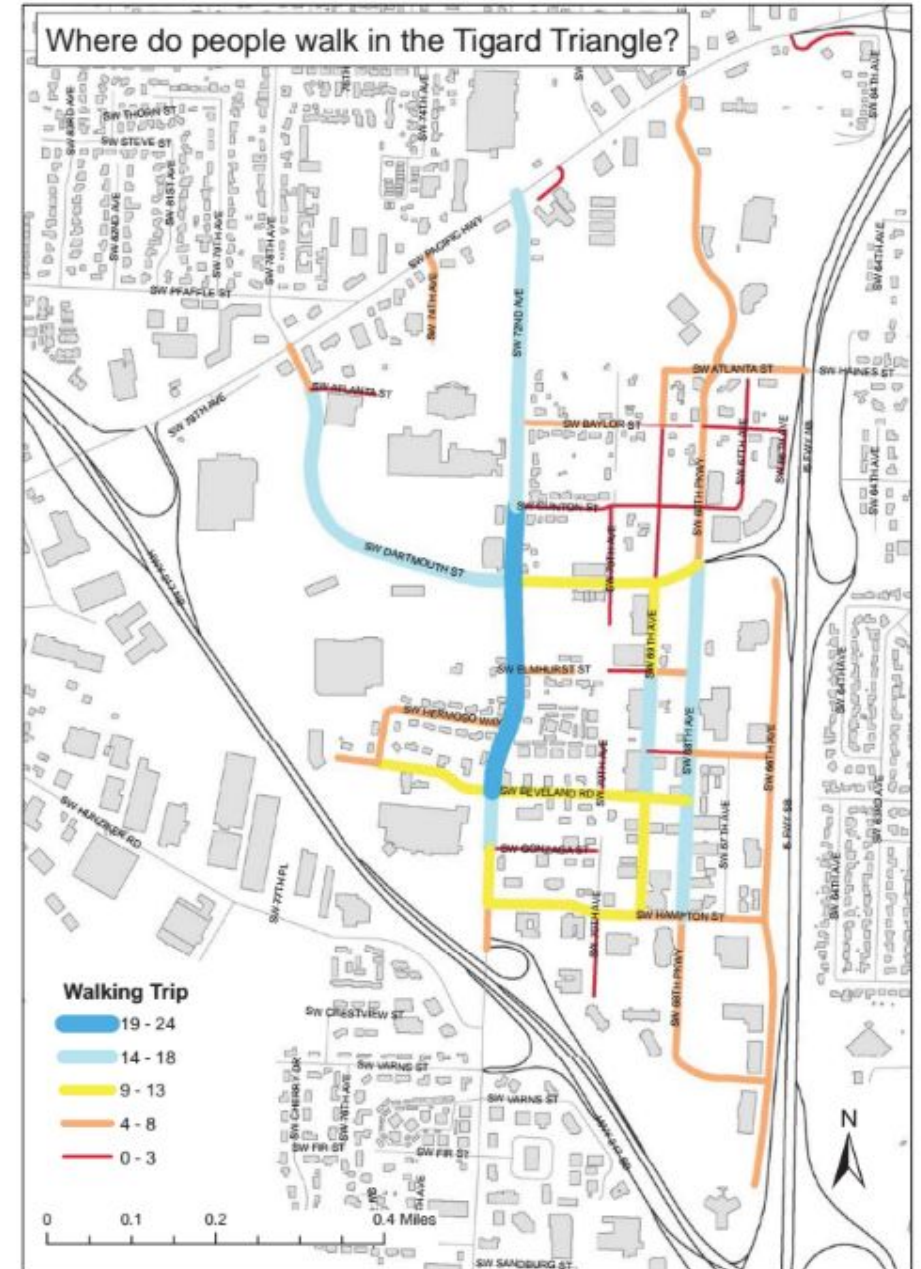
No sidewalk or crosswalk

Needs to be a pedestrian
bridge over I-5 here



Survey Findings

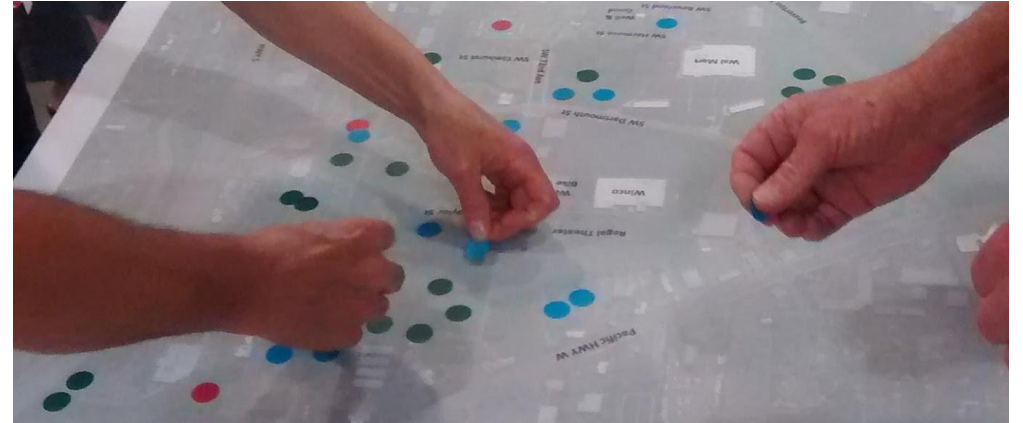
- People are walking in Tigard Triangle!
- Most walking trips are along 72nd Ave.
 - Surprising because 72nd Ave has few sidewalks and crosswalks.
- Few walking trips cross Dartmouth St to the north on 68th Ave and 69th Ave.
 - Dartmouth St is unsafe to cross.



Community Workshop

Workshop Feedback

- Concentrate mixed-use development in north
- Focus improvements on 72nd Ave
- Food carts in unused big box store parking lot
- Preserve existing natural areas



Locating parks, mixed-use, and food carts at the workshop

Developing Alternatives

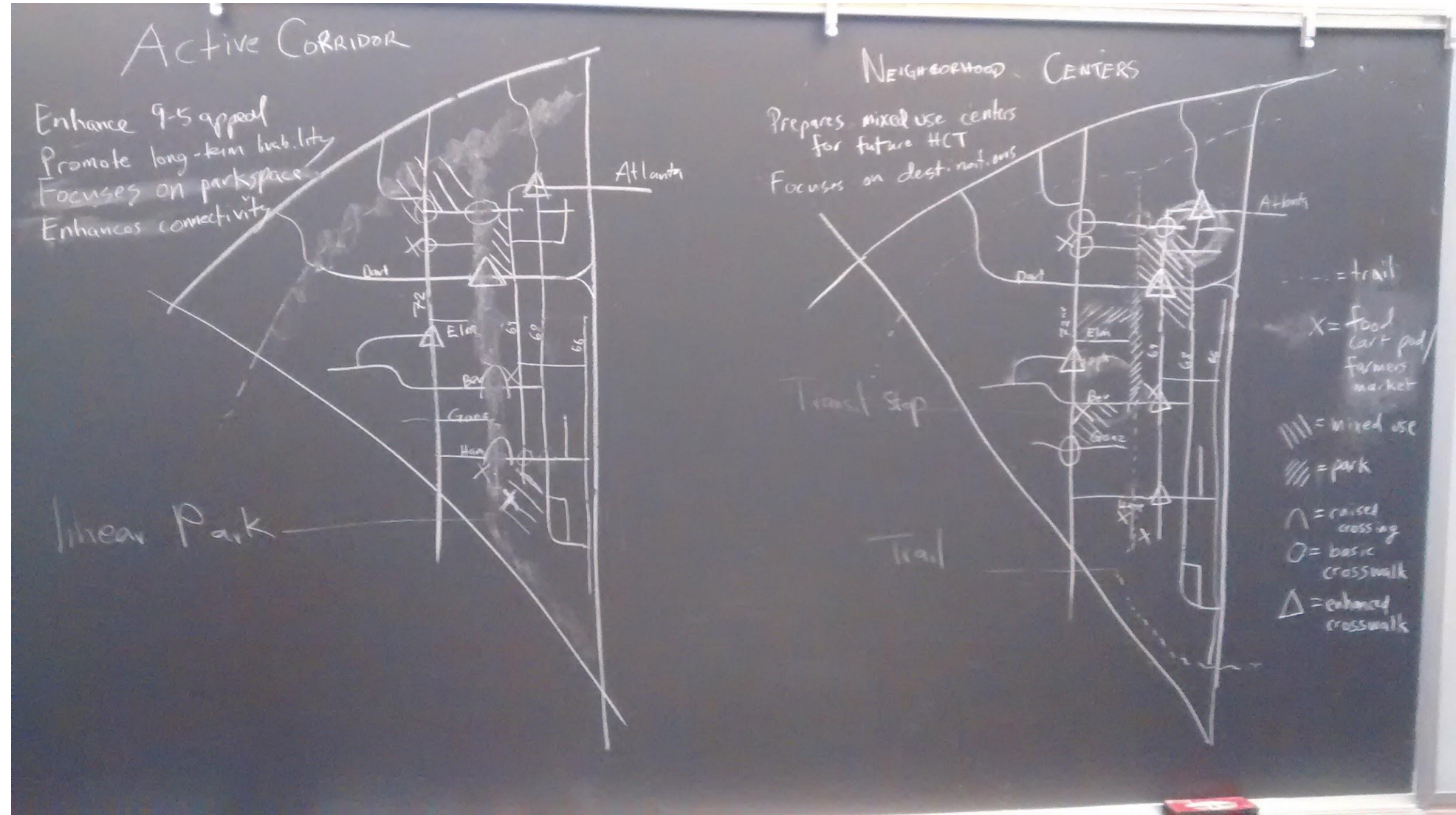
Preliminary Alternatives

- Community input before workshop
- Opportunities identified with *State of Place* Index and Profile
- Property value analysis

Preferred Alternative

- All community input
- Review existing plans
- Review city goals
- *State of Place* Prioritization Report

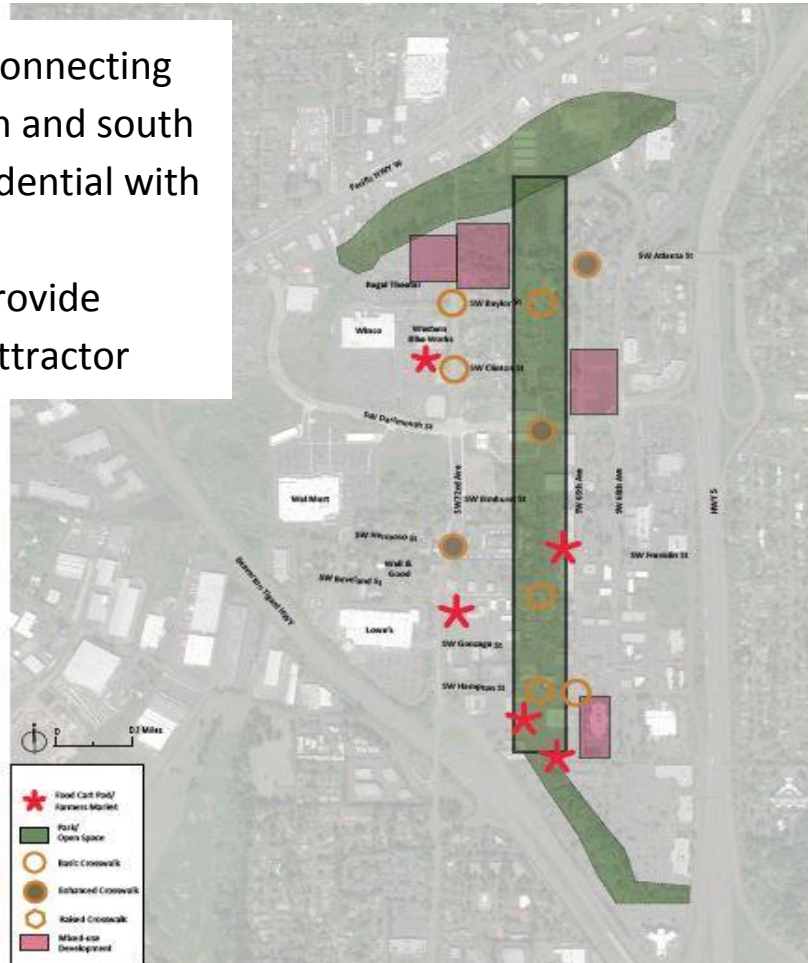
Developing Alternatives



Alternatives

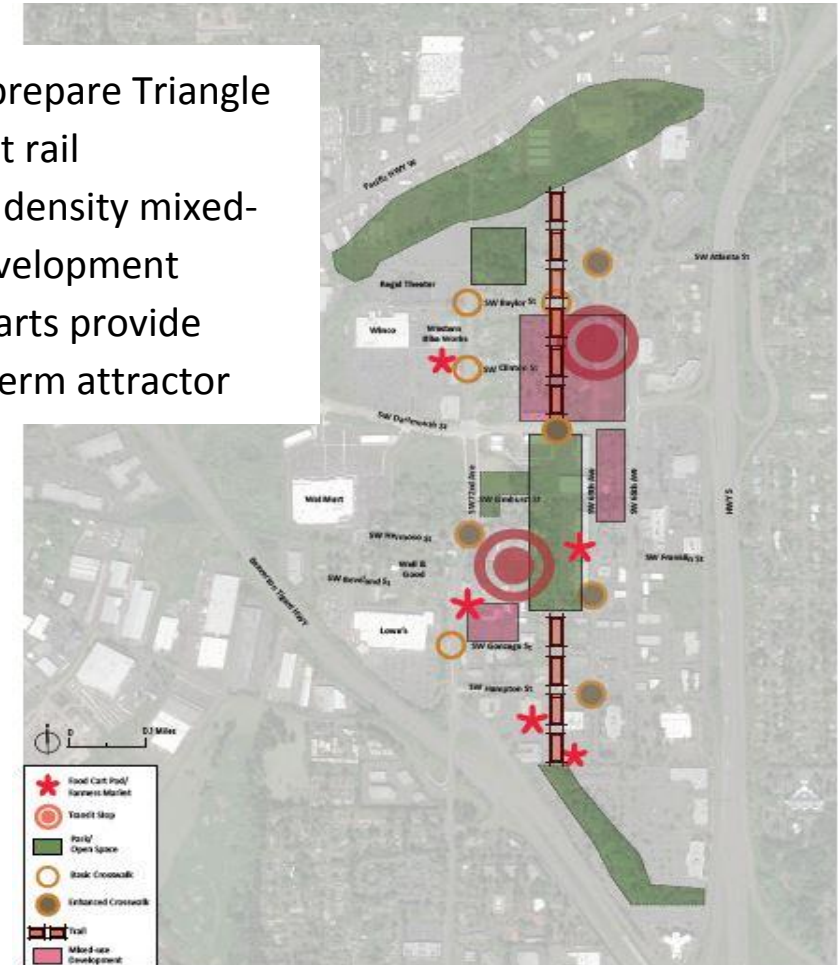
Alternative 1: Active Corridors

- Linear park connecting trails in north and south
- Connect residential with employment
- Food carts provide short-term attractor



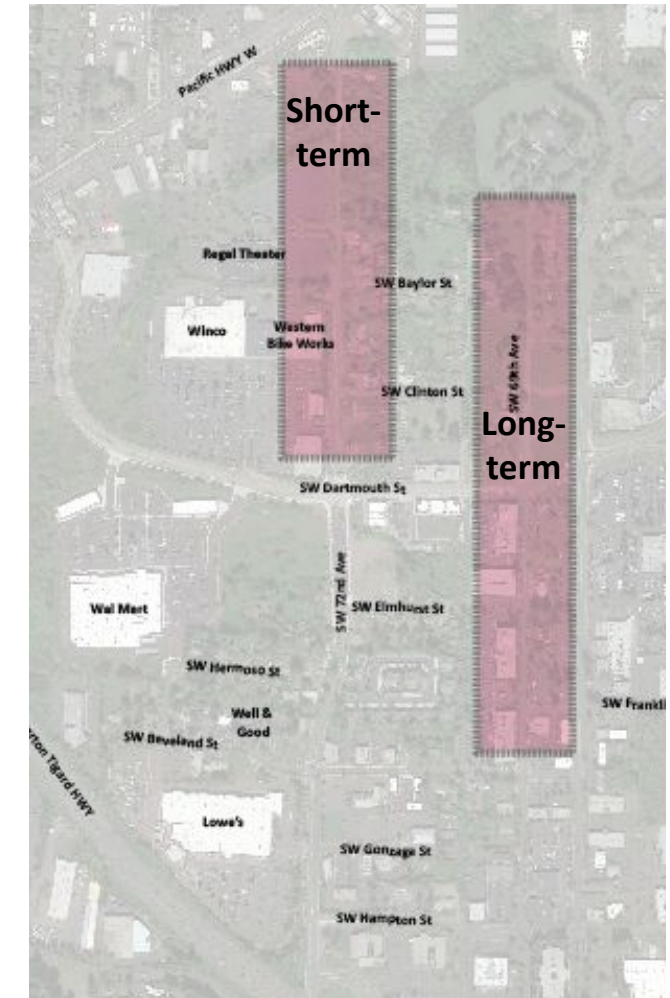
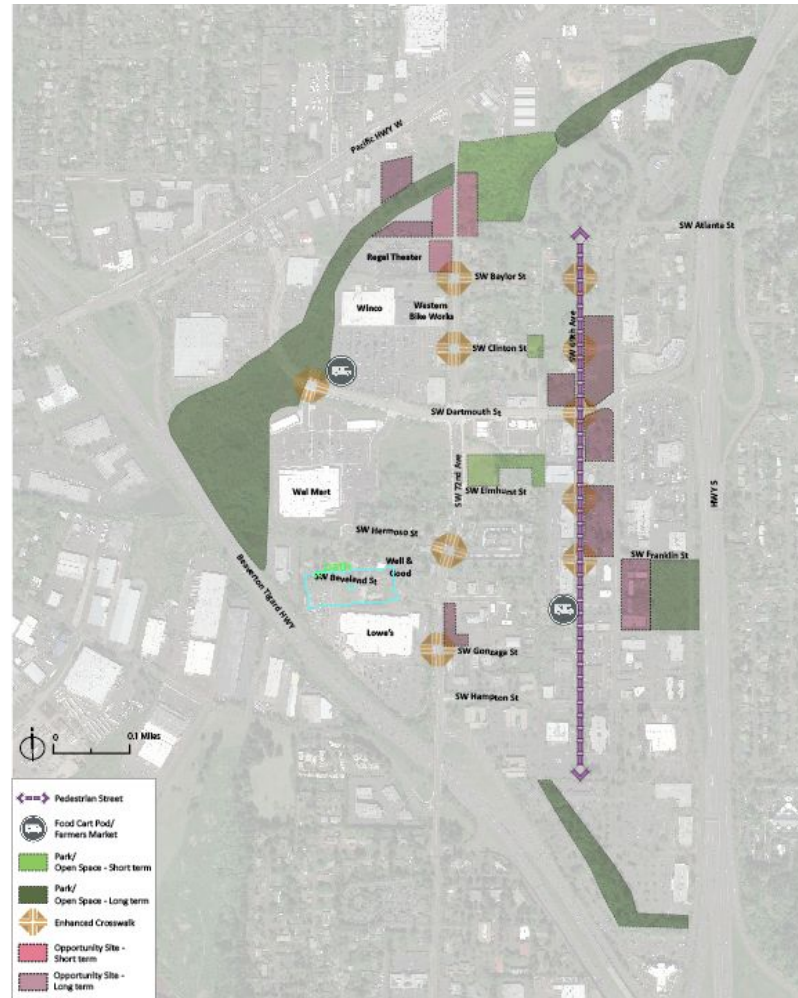
Alternative 2: Neighborhood Centers

- Helps prepare Triangle for light rail
- Higher density mixed-use development
- Food carts provide short-term attractor



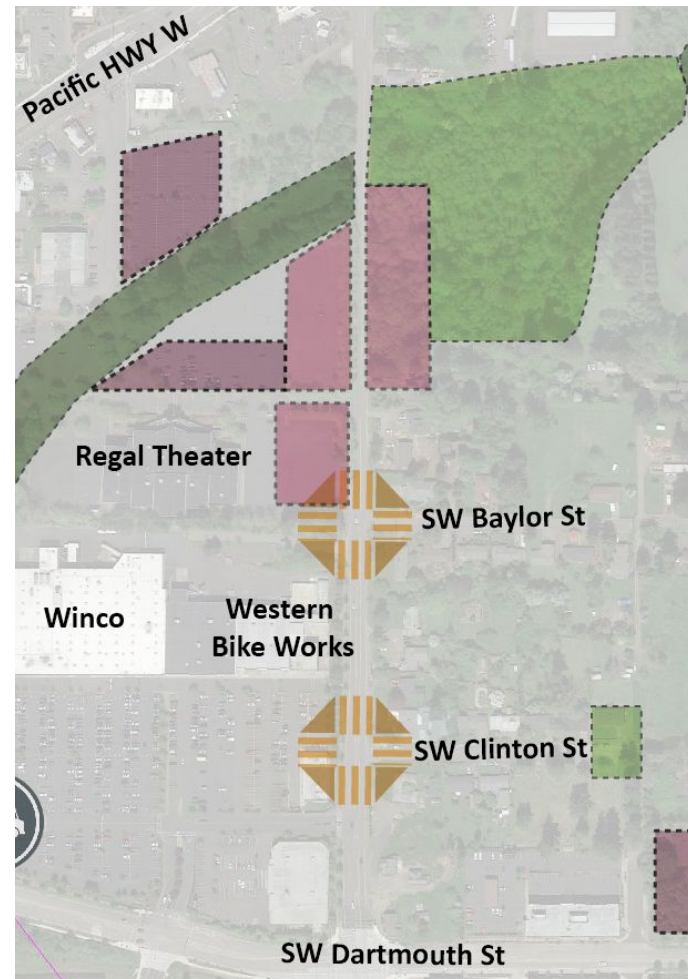
Preferred Alternative and Priority Areas

- Short-term
 - Street improvements on 72nd Ave north of Dartmouth St
 - Mixed-use development on 72nd Ave at Atlanta St
- Long-term
 - Street improvements on 69th Ave
 - Mixed-use development on 69th Ave
 - Pocket parks along 70th Ave



Recommendation: 72nd Ave at Atlanta St

- Addresses worst performing *State of Place* street segments
- Provides new walkable destinations
- Good transit access on Pacific Hwy (99W)
- Provides new parks in Triangle
- Public desire for more sidewalks and crosswalks
- Improves low value properties



- Pedestrian Street
- Food Cart Pod/
Farmers Market
- Park/
Open Space - Short term
- Park/
Open Space - Long term
- Enhanced Crosswalk
- Opportunity Site -
Short term
- Opportunity Site -
Long term

Recommendation: 72nd Ave at Atlanta St



Before

Recommendation: 72nd Ave at Atlanta St



After

Acknowledgements



Lloyd Purdy
Economic Development Manager

Susan Shanks
Senior Planner

Cheryl Caines
Associate Planner



Mariela Alfonzo
Founder and CEO

James Croke
Development Strategist



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